027.0	0002	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	904,100 /	904,100
USE VALUE:	904,100 /	904,100
ASSESSED:	904,100 /	904,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85	-87	GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLDEN JEANNETTE V
Owner 2:	
Owner 3:	
Street 1:	87 GRAFTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2472 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	443,700	5,600	454,800	904,100
Total Card	0.114	443,700	5,600	454,800	904,100
Total Parcel	0.114	443,700	5,600	454,800	904,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.79 | /Parcel: 365.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	18518
GIS Ref	
GIS Ref	
Insp Date	07/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 027.0-0002-0019.0

!2253!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	443,900	5600	4,950.	454,800	904,300	904,300	Year End Roll	12/18/2019
2019	104	FV	344,500	5600	4,950.	483,200	833,300	833,300	Year End Roll	1/3/2019
2018	104	FV	344,500	5600	4,950.	352,500	702,600	702,600	Year End Roll	12/20/2017
2017	104	FV	322,600	4600	4,950.	307,000	634,200	634,200	Year End Roll	1/3/2017
2016	104	FV	322,600	4600	4,950.	261,500	588,700	588,700	Year End	1/4/2016
2015	104	FV	287,100	4600	4,950.	255,800	547,500	547,500	Year End Roll	12/11/2014
2014	104	FV	287,100	4600	4,950.	210,300	502,000	502,000	Year End Roll	12/16/2013
2013	104	FV	298,900	4600	4,950.	200,100	503,600	503,600		12/13/2012

PRINT

Date	Time
12/10/20	17:42:29

LAST REV

Date	Time
08/07/17	08:41:51
apro	

PAT ACCT. 2253

USER DEFINED

Prior Id # 1:	18518
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEVIGNY FERNAND	26460-195		7/1/1996		210,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	189	PATRIOT
10/4/1999	Meas/Inspect	267	PATRIOT
8/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	454,802	Spl Credit
									Total:	454,800	

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	4 - Carpet	
Sec Floors:	3 - Hardwood	25 %
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	5 - Steam	
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08550394
Const Adj.:	0.98255032
Adj $ / SQ:	181.316
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643044
Depreciation:	199344
Depreciated Total:	443700

COMMENTS

OF=SINK FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	5	2	
Totals			
2	12	5	

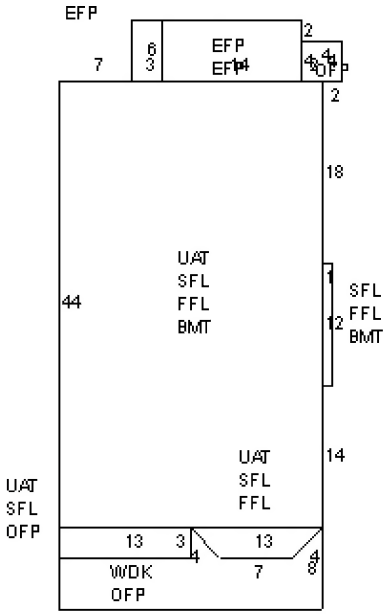
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.32
Special Features:	0	Val/Su Net:	101.09
Final Total:	443700	Val/Su SzAd	184.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,225	181.320	222,112
FFL	First Floor	1,186	181.320	215,040
BMT	Basement	1,156	54.390	62,880
UAT	Upper Attic	303	83.410	25,293
OFP	Open Porch	194	24.570	4,766
EFP	Enclos Porch	186	41.130	7,650
WDK	Deck	139	12.960	1,802
	Net Sketched Area:	4,389	Total:	539,543
Size Ad	2411	Gross Are	5299	FinArea 2472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1915	22.31	T	40	104			4,600			4,600
2	Frame Shed	D	Y	1	4X6	A	AV	1980	0.00	T	31.2	104						
19	Patio	D	Y	1	13X26	A	AV	2000	3.36	T	15.2	104			1,000			1,000

More: N	Total Yard Items:	5,600	Total Special Featues:		Total: 5,600